

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
June 5, 2018**

The Zoning Commission of the City of San Antonio meets in the 1st Floor, Tobin Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

1:15 PM – Public Hearing

Roll Call

Present: Romero, Lopez, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix
Absent: Head, Briones, McDaniel

German Perez, World Wide Languages, translator was present.

COMBINED HEARING:

- Item 5** (Continued from 05/01/18) **ZONING CASE # Z2018162 CD (Council District 3):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Welding Shop with Screening of Outside Storage on Lot 9, Lot 10, Lot 11, and Lot 12, Block 169, NCB 9451, located at 3311 Commercial Street. Staff recommends Approval.

Staff mailed 17 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

A motion was made by McGhee and seconded by Commissioner Nix to recommend Approval.

AYES: Romero, Lopez, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix
NAY: None

THE MOTION CARRIED

- Item 9** **ZONING CASE # Z2018187 (Council District 2):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 9, NCB 981, located at 517 East Grayson Street. Staff recommends Approval.

Staff mailed 27 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no responses from the Government Hill Alliance or Lone Star Neighborhood Associations.

COMMISSION ACTION

A motion was made by McGhee and seconded by Commissioner Nix to recommend Approval.

AYES: Romero, Lopez, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix

NAY: None

THE MOTION CARRIED

- Item 12 ZONING CASE # Z2018193 (Council District 1):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.462 acres out of NCB 11714, located at 9215 Lorene Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18059)

Staff mailed 7 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Greater Harmony Hills Neighborhood Association.

COMMISSION ACTION

A motion was made by McGhee and seconded by Commissioner Nix to recommend Approval.

AYES: Romero, Lopez, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix

NAY: None

THE MOTION CARRIED

- Item 13 ZONING CASE # Z2018195 CD (Council District 3):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Barber or Beauty Shop on Lot 81, Block 2, NCB 7645, located at 1742 Commercial Avenue. Staff recommends Approval.

Staff mailed 22 notices to the surrounding property owners, 2 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

A motion was made by McGhee and seconded by Commissioner Nix to recommend Approval.

AYES: Romero, Lopez, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix

NAY: None

THE MOTION CARRIED

- Item 16 ZONING CASE # Z2018198 S (Council District 9):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Carwash on 0.864 acres out of NCB 16249, located at 11900 Blanco Road. Staff recommends Approval with Conditions.

Staff mailed 11 notices to the surrounding property owners, 1 returned in favor, and 1 returned in opposition. Staff also mailed 126 notices to the surrounding condo property owners, 0 returned in favor, and 3 returned in opposition.

COMMISSION ACTION

A motion was made by McGhee and seconded by Commissioner Nix to recommend Approval with the following conditions:

1. Business hours operation shall not be permitted before 7:00 a.m. or after 9:00 p.m.
2. Downward facing lighting.
3. No outdoor speakers or noise amplification.

AYES: Romero, Lopez, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix

NAY: None

THE MOTION CARRIED

- Item 17 ZONING CASE # Z2018199 (Council District 1):** A request for a change in zoning from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 1, 2 & 3, NCB 2930 and 0.014 acres out of NCB 2930, located at 312 Hickman Street. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Beacon Hill Neighborhood Association is in favor.

COMMISSION ACTION

A motion was made by McGhee and seconded by Commissioner Nix to recommend Approval.

AYES: Romero, Lopez, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix

NAY: None

THE MOTION CARRIED

- Item 18 ZONING CASE # Z2018200 (Council District 5):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 15 and Lot 16, Block 10, NCB 8906, located at 2537 West Southcross Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18060)

Staff mailed 27 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, and no response from the Quintana Community Neighborhood Association.

COMMISSION ACTION

A motion was made by McGhee and seconded by Commissioner Nix to recommend Approval.

AYES: Romero, Lopez, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix

NAY: None

THE MOTION CARRIED

WITHDRAWN/POSTPONED

Item 3 **Z2018119** – Postponed

INDIVIDUAL CONSIDERATION

Item 6 **(Continued from 05/15/18) ZONING CASE # Z2018177 S (Council District 8):** A request for a change in zoning from "R-20 MLOD-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District to "L S MLOD-1 MSAO-1" Light Industrial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District with a Specific Use Authorization of a Construction Contractor Facility with Outside Storage on Lot 52, Lot 53, Lot 54, Lot 55, NCB 35733, located at 20951 Milsa Drive. Staff recommends Denial. (Associated Plan Amendment 18055)

Staff mailed 9 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Friends of Friedrich Wilderness Park.

Staff stated the applicant requested a continuance.

No citizens appeared to speak.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Chairwoman Romero and seconded by Commissioner Lopez for a continuance to June 19, 2018.

AYES: Romero, Lopez, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix

NAY: None

THE MOTION CARRIED

Item 14 **ZONING CASE # Z2018196 (Council District 7):** A request for a change in zoning from "R-6 AHOD" Residential Single Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on 1.928 acres out of NCB 17972, located at 8215 Eckhert Road. Staff recommends Approval.

Staff mailed 31 notices to the surrounding property owners, 0 returned in favor, 2 returned in opposition, and no response from the Eckhert Crossing Neighborhood Association.

Staff stated the applicant requested a continuance.

No citizens appeared to speak.

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Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner Sipes and seconded by Commissioner McGhee for a continuance to August 7, 2018.

AYES: Romero, Lopez, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix

NAY: None

THE MOTION CARRIED

- Item 15 ZONING CASE # Z2018197 (Council District 4):** A request for a change in zoning from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 53.163 acres out of NCB 11212, located in the 9200 block of Somerset Road. Staff recommends Approval.

Staff mailed 37 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Staff stated the applicant requested a continuance.

No citizens appeared to speak.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner Kamath and seconded by Commissioner Nix for a continuance to June 19, 2018.

AYES: Romero, Lopez, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix

NAY: None

THE MOTION CARRIED

- Item 1 ZONING CASE # Z2018182 ERZD (Council District 9):** A request for a change in zoning from "RM-4 MLOD-1 ERZD" Residential Mixed Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2NA MLOD-1 ERZD" Commercial Non-Alcoholic Sales Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 1.0261 acres out of NCB 15671, generally located at the intersection of Redland Road and Gold Canyon Drive. Staff recommends Approval.

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Staff mailed 29 notices to the surrounding property owners, 1 returned in favor, and 1 returned in opposition.

Mike Escalante, SAWS representative, recommended Approval.

Jeremy Tucker, applicant, stated the request is for the expansion of his fitness business.

No citizens appeared to speak.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner Gibbons and seconded by Commissioner Nix to recommend Approval with all SAWS conditions.

AYES: Romero, Lopez, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix

NAY: None

THE MOTION CARRIED

- Item 2** **(Continued from 04/17/18) ZONING CASE # Z2017005 CD (Council District 3 & 5):** A request for a change in zoning for properties located within the World Heritage Buffer Zone area, generally located along and near Roosevelt Avenue, Mission Road, South Presa Street, West Mitchell Street, Riverside Drive, Steves Avenue, McKay Avenue, Espada Road, and Villamain from multiple zoning districts to "R-4" Residential Single-Family District; "R-5" Residential Single-Family District; "R-6" Residential Single-Family District; "R-6 CD" Residential Single-Family District with a Conditional Use for Two Dwelling Units; "R-6 CD" Residential Single-Family District with a Conditional Use for Four Dwelling Units, "IDZ" Infill Development Zone District with uses permitted in "MF-33" Multi-Family District and "C-1" Light Commercial District; "IDZ" Infill Development Zone District with uses permitted in "C-2" Commercial District, Multi-Family Residential Uses Not to Exceed 55 Units Per Acre, Bar With and Without Cover Charge, Nightclub With or Without Cover Charge, Parking Garage, Brewery, Micro-Brewery, Alcohol Distillation, Winery with Bottling, Dance Hall, Live Entertainment With/Without Cover Charge 3 or More Days Per Week, Townhomes, Coffee Roasting, Food Service Establishment With/Without Cover Charge 3 or More Days Per Week, Beer Garden, Reception Hall/Meeting Facilities, Outdoor Market/Farmer Market, Bed & Breakfast, Boarding Home, Hotel, Hotel Taller than 34 Feet, Water Distillation, Cosmetics Manufacturing or Processing, Fitness Center/Health Club, Natatorium, Recreational Vehicle Park, Flea Market-Indoor and Outdoor, Laboratory-Research or Testing, and Private Club; "IDZ" Infill Development Zone District with uses permitted in "C-2," Commercial District, Multi-Family Residential Uses not to exceed 100 units per acre, Bar, Micro-Brewery, Beer Garden and Hotel; "MF-33" Multi-Family District; "IDZ" Infill Development Zone District with uses permitted in "C-1" Light Commercial District and Live Entertainment With/Without Cover Charge 3 or More Days Per Week, Reception Hall & Meeting Facilities; "IDZ" Infill Development Zone District with uses permitted in "C-1" Light Commercial and Multi-Family Residential Uses Not to Exceed 55 Units per Acre; "C-1" Light Commercial District; "C-2" Commercial District "C-2NA" Commercial Nonalcoholic Sales District; "C-2 CD" Commercial District with a Conditional Use for a Construction Contractor Facility; "C-3" General Commercial District; "FR" Farm and Ranch District; and "RP" Resource Protection District. All overlay districts remain unchanged. Staff recommends Approval.

Staff mailed 1903 notices to the surrounding property owners within 200 feet, and an additional 1373 notices to the surround property owners within 500 feet. Staff received 84 notices in opposition from property owners who have a property proposed for rezoning, 1 letter of support from a property owner who has property being rezoned, and 138 letters of opposition from employees/customers of a property being proposed for rezoning. The following submitted a letter of support: National Park Service, San Antonio River Authority, Mission Heritage Partners, San Antonio Conservation Society San Antonio Area Tourism Council, Blessed Sacrament Academy, Lone Star Neighborhood Association, Mission San Jose Neighborhood Association, Jesus Toro Martinez, Artist, and 107 Lone Star Blvd. The following submitted a letter in opposition: Hot Wells/Mission Reach Neighborhood Association, Villa Coronado Neighborhood Association, Alliance for San Antonio Missions

Mary Moralez-Gonzales, Senior Planner DSD, presented the zoning case information to the Zoning Commission.

Catherine Hernandez, DSD Administrator, amended the request and listed the properties that had been removed from the map and zoning case.

Proposed Amendments to Remove the Following Properties:

- 1910 ROOSEVELT AVE 1827 MISSION RD 553 E WHITE RD
- 2018 ROOSEVELT AVE
- 426 WHARTON ST
- 429 WHARTON ST
- 211 W MITCHELL ST
- 217 W MITCHELL ST
- 419 W MITCHELL ST
- 423 W MITCHELL ST

Remove the SARA and Bexar County:

- PropID 1134778 located at 731 Riverside Dr
- PropID 1144011 located at SE Military Dr
- PropID 1270809
- PropID 1174616 located at S Presa St

Remove properties located along Roosevelt Avenue from SE Military to 410 from the rezoning case as requested by Councilwoman Viagran in a letter signed May 24, 2018 and received at Development Services on May 30, 2018.

Kristie Flores, Planning Manager DSD, verified the list of properties with the inquiring citizens.

German Perez, World Wide Languages, translated for the citizens.

Collen Swain, WHO Director, presented a detailed powerpoint to explain the revised map of the zoning request and the timeline of the case. She stated information regarding the staff and community meetings and the tour of the Proposed World Heritage Area for the Zoning Commissioners. Ms. Swain also addressed the concerns of the citizens.

The following citizens appeared to speak:

Angela Menchaca, 338 Simon, spoke in favor.

George Garcia, spoke in favor.

FR. David Garcia, Mission Conception, spoke in favor.

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David Martinez, yielded minutes to Ricardo Martinez.
Ricardo Martinez, 250 Riverside Dr, requested property to be removed from the case.
Maria Luisa Rodriguez, left meeting.
Terry Ybanez, President-Mission San Jose NA, spoke in favor.
Jared Duarte, requested to downsize the amount of tire shops and hotels in the area.
Brady Alexander, Hotwells/Mission Reach NA, spoke in opposition and presented pictures.
Glenn Woods, yielded minutes to Brady Alexander.
Linda Barden, yielded minutes to Brady Alexander.
Olga Martinez, Villa Coronado NA, spoke in opposition.
Virginia Rutledge, yielded minutes to Olga Martinez.
Dean Perry, spoke in opposition.
Gary Nelson, spoke in opposition.
Brenda Pacheco, spoke in favor.
Dr. Carrol Brown, spoke in opposition.
Dr. Carol Gerza yielded minutes to Dr. Carrol Brown.
Jack Craig, yielded minutes to Dr. Carrol Brown.
Alfred Cortez, spoke in opposition.
James Kowalik, left meeting.
Sandra Torres, spoke in opposition to keep the current zoning.
Andy Centeno, spoke in opposition to the large area rezoning, and requested only the area around the missions be considered.
Alice McRae, yielded minutes to Rosemary Zuniga.
Rosie Auguiano, yielded minutes to Rosemary Zuniga.
Doug Raney, left meeting.
Grace Sanchez, spoke in favor.
Rosebud Coffey, left meeting.
Kevin Sekula, left the meeting.
Patti Zaiontz, SAC, read a statement in favor.
Raul Torres, spoke in opposition.
Estella Torres, passed.
Wayne Hawley, passed.
Rebecca De La Garza, spoke in favor.
Kara Campbell, left meeting.
Jaime Campbell, spoke in opposition.
Manof Shah, representative for Nemesh Patel, Mukesh Patel, Arvind Patel, and Jay P. Patel, spoke in opposition.
Mardi Arce, spoke in favor.
Dolores Cortez, yielded minutes to Tom Cortez.
Tom Cortez, spoke in opposition.
Jan Fitts, spoke in opposition.
Alex Villagomez, Royal Coach Auto Shop, spoke in opposition.
Jaswinder Lalia, spoke in opposition.
Rosemary Zuniga, spoke in favor.
Lucio Iturralde, left meeting.
Neal Amin, left meeting.
Melissa Bryant, SARA, spoke in opposition.
Prakash Bhakta, left meeting.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Sipes to recommend Approval as amended.

AYES: Romero, Kamath, Sipes, Nix, McDaniel

NAY: Lopez, Rosalez, Gibbons

THE MOTION FAILED. THE ZONING CASE Z20170005 CD WILL MOVE TO CITY COUNCIL AS DENIAL FOR LACK OF MOTION.

The Zoning Commission recessed into a break at 4:00 pm.

The Zoning Commission reconvened into session at 4:10 pm.

- Item 20** Consideration of amendments to Chapter 35, Unified Development Code, of the City Code of San Antonio, Texas, Section 35-420 (e) (5) Comprehensive Land Use Categories, and Section Sec. 35-A101. - Definitions and Rules of Interpretation: Comprehensive land use category.

Rudy Nino, Assistant Director Planning Department, presented the SA Tomorrow Sub area planning.

No citizens appeared to speak.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner Lopez and seconded by Commissioner Gibbons to recommend Approval as requested.

AYES: Romero, Lopez, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix

NAY: None

THE MOTION CARRIED

- Item 4 (Continued from 05/15/18) ZONING CASE # Z2018154 (Council District 1):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for five (5) Townhomes on Lot 5 and west triangular 60.2 feet of Lot 6, Block 2, NCB 2870, located at 146 Valdez Avenue. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 18046)

Staff mailed 31 notices to the surrounding property owners, 1 returned in favor, 7 returned in opposition, and the Tobin Hill Community Association is in opposition.

Ken Brown, representative, requested uses for five (5) units.

The following citizens appeared to speak:

Ben Fairbank, THCA, passed.

Theresa Canales, spoke in opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner Lopez and seconded by Commissioner Sipes to recommend Denial of the applicant's request and to motion for Approval of staff's alternate recommendation of "IDZ" with uses for four (4) units.

AYES: Lopez, McGhee, Kamath, Sipes

NAY: Romero, Rosalez, Gibbons, Nix

THE MOTION FAILED

A motion to reconsider was made by Commissioner Gibbons and seconded by Commissioner Rosalez.

AYES: Romero, Lopez, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix

NAY: None

THE MOTION CARRIED

A motion was made by Commissioner Gibbons and seconded by Commissioner Nix to recommend Approval of the applicant's request.

AYES: Romero, Kamath, Gibbons, Nix

NAY: Lopez, McGhee, Rosalez, Sipes

THE MOTION FAILED AND CASE Z2018154 WILL MOVE FORWARD TO CITY COUNCIL AS DENIAL FOR A LACK OF MOTION.

Commissioner Gibbons left the Zoning Commission meeting at 4:58 pm.

- Item 7** (Continued from 05/15/18) **ZONING CASE # Z2018190 (Council District 5):** A request for a change in zoning from "I-1 RIO-4 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-4 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with Multi-Family uses not to exceed 95 units per acre on Lot 18 and Lot 20, NCB A-14, located at 400 Probandt Street. Staff recommends Approval.

Staff mailed 18 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Lone Star Neighborhood Association is in favor.

Ashley Farrimond, representative, amended the zoning request to 80 units per acre, and presented a power point presentation with proposed project pictures and the site plan.

No citizens appeared to speak.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner Rosalez and seconded by Commissioner Nix to recommend Approval as amended.

AYES: Romero, Lopez, McGhee, Kamath, Rosalez, Sipes, Nix

NAY: None

THE MOTION CARRIED

Item 8 ZONING CASE # Z2018180 CD (Council District 1): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Professional Office on Lot 31, Block 7, NCB 9703, located at 254 Englewood Drive. Staff recommends Approval.

Staff mailed 22 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Dellview Neighborhood Association is in opposition.

Viviana Villagomez, applicant, stated the request is for a small office building, and will work with the surround community.

The following citizens appeared to speak:

Ernest Salinas, VP Dellview NA, spoke in opposition to the Commercial zoning request, and stated the signage is not compliant.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner Lopez and seconded by Commissioner McGhee for a continuance to June 19, 2018.

AYES: Romero, Lopez, McGhee, Kamath, Rosalez, Sipes, Nix

NAY: None

THE MOTION CARRIED

- Item 10 ZONING CASE # Z2018191 (Council District 8):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Multi-Family Airport Hazard Overlay District on 1.146 acres out of NCB 11623, located at 8005 Chambers Road. Staff recommends Approval.

Staff mailed 11 notices to the surrounding property owners, 1 returned in favor, and 4 returned in opposition. Staff mailed 55 notices to the surrounding condo property owners, 0 returned in favor and 9 returned in opposition.

Carol Ghanbar, applicant, amended the request to "R-5" CD for an assistant living facility with up to 15 residents.

The following citizens appeared to speak:

Shirley Buckley, yielded minutes to John Gatens.

John Gatens, Condo Association, spoke in opposition.

Catherine Mann, passed.

Wes Waite, Mockingbird Hill NA, spoke in favor.

Mary Lou Gonzalez, spoke in opposition.

Xavier Gonzalez, spoke in opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Chairwoman Romero and seconded by Commissioner Lopez to recommend Approval as amended.

AYES: Romero, Lopez, McGhee, Kamath, Rosalez, Sipes, Nix

NAY: None

THE MOTION CARRIED

- Item 11 ZONING CASE # Z2018192 (Council District 5):** A request for a change in zoning from "C-2 CD NA AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 108, NCB 7895, located at 5407 Interstate Highway 35 South. Staff recommends Denial, with Alternate Recommendation.

Staff mailed 19 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Tierra Linda Neighborhood Association.

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Robert Raney, representative, amended the zoning request to "C-2 NA CD" with Conditional Use for Auto Sales and Full Service.

No citizens appeared to speak.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner Lopez and seconded by Commissioner Rosalez to recommend Approval of staff's alternate recommendation of "C-2 NA CD".

AYES: Romero, Lopez, McGhee, Kamath, Rosalez, Sipes, Nix

NAY: None

THE MOTION CARRIED

Item 19 ZONING CASE # Z2018202 (Council District 4): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 1, Block 6, NCB 9855, located at 403 Carmel Avenue. Staff recommends Denial.

Staff mailed 27 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Quintana Community Neighborhood Association.

Staff stated a letter from the Military was received in opposition of the zoning request.

Jose and Maricela Mendoza, applicants, stated the planned project is to build a custom home on the property.

German Perez, World Wide Languages, translated for the citizens.

No citizens appeared to speak.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner Kamath and seconded by Commissioner Nix to recommend Approval.

AYES: Kamath, Sipes, Nix

NAY: Romero, Lopez, McGhee, Rosalez

THE MOTION FAILED

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A motion to reconsider was made by Commissioner Lopez and seconded by Commissioner McGhee.

AYES: Romero, Lopez, McGhee, Kamath, Sipes, Nix

NAY: Rosalez

THE MOTION CARRIED

A motion was made by Commissioner Lopez and seconded by Commissioner McGhee to recommend Denial.

AYES: Romero, Lopez, McGhee, Rosalez

NAY: Kamath, Sipes, Nix

THE MOTION FAILED AND CASE Z2018202 WILL BE SCHEDULED FOR JUNE 19, 2018.

Item 21 Consideration of the May 15, 2018 Zoning Commission Minutes

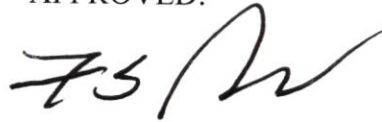
Chairwoman Romero motioned for approval of the minutes and all the Commissioners voted in the affirmative.

Director's Report:

There being no further business, the meeting was adjourned at 6:09 p.m.

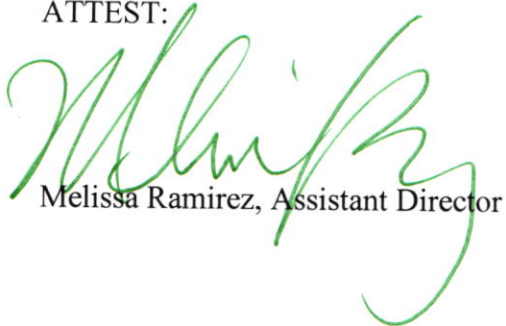
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APPROVED:

A handwritten signature in black ink, appearing to read 'FR' followed by a stylized flourish.

Dr. Francine Romero, Chair

ATTEST:

A handwritten signature in green ink, appearing to read 'Melissa Ramirez'.

Melissa Ramirez, Assistant Director